



Appendices E-3, 4, & 20

**Detailed Neighborhood Design Plan
for
Clifton/Southwest, College Heights/
Clifton, and Tomorrow's Hope
Adopted December 12, 2002**

1. Introduction
2. Location
3. Structure Plan
4. Transportation Network Plan
5. Concept Plan
6. Land Use Plan
7. Details
8. Actions

Subarea 8: North Nashville

The Planning Department does not discriminate on the basis of age, race, sex, color, national origin, religion or disability in admission to, access to, or operations of its programs, services, or activities. The Planning Department does not discriminate in its hiring or employment practices. The following person has been designated to handle questions, concerns, complaints, requests for accommodation, or requests for additional information regarding the Americans with Disabilities Act: Josie L. Bass, Planning Department ADA Compliance Coordinator, 730 Second Avenue South, Nashville, TN 37201, (615) 862-7150. Inquiries concerning nondiscrimination policies other than ADA compliance should be forwarded to: Michelle Lane, Department of Human Resources, 222 Third Avenue North, Suite 200, Nashville TN 37201, (615) 862-6170.

**METROPOLITAN PLANNING COMMISSION
OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**

Resolution No. 2002-

“WHEREAS, on January 24, 2002, the Metropolitan Planning Commission adopted “*The Plan for Subarea 8: the North Nashville Community – 2002 Update*” [the *Updated Plan*], and

WHEREAS, the *Updated Plan* defines planning neighborhoods, a goal of the *Updated Plan* is the preparation of “Detailed Neighborhood Design Plans” [DNDPs] for those planning neighborhoods, and the *Updated Plan* calls for said DNDPs to be made a part of the *Updated Plan* through their adoption and incorporation into the *Updated Plan* (by reference) as elements of Appendix E, and

WHEREAS, from early September to late October of 2002, the Metropolitan Planning Department staff working extensively with residents, property owners, and civic and business interests, including conducting three workshops and public meetings in the community, prepared a DNDP for a group of three planning neighborhoods [see Part II in Attachment A], and

WHEREAS, modifications are needed to the “Structure Plan” section of the *Updated Plan* to provide the basis for some of the provisions of the DNDP as presented in Section II of Attachment A [see Part I of Attachment A], and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on December 12, 2002 to obtain additional input regarding the proposed DNDP and modifications to the *Updated Plan* presented in Attachment A and,

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county;

WHEREAS, the Metropolitan Planning Commission finds that the modifications to the *Updated Plan* as presented in Part I of Attachment A are proper and are important to the achievement of the vision and goals of the *Updated Plan*, that the DNDP as presented in Part II of Attachment A has been prepared in accordance with the guidelines in the *Updated Plan*, and that these amendments are supported by the community,

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS** Amendment No. 2 to *The Plan for Subarea 8: the North Nashville Community – 2002 Update* as set forth in “Attachment A,” incorporates Part I of the amendment into the *Updated Plan*, and incorporates Part II by reference into Appendix E of the *Updated Plan*.

/s/ _____
James Lawson, Chairman

Amendment Adoption Date: December 12, 2002

Attest:
/s/ _____
Rick Bernhardt
Secretary and Executive Director

AMENDMENT NO. 2
TO
THE PLAN FOR SUBAREA 8: THE NORTH NASHVILLE COMMUNITY – 2002
UPDATE [the *Updated Plan*]

This amendment consists of two major sections.

Section I spells out all of the changes made to the *Updated Plan* except for the Detailed Neighborhood Design Plan that is being added to Appendix E by reference.

Section II is the document that comprises the Detailed Neighborhood Design Plan for the Clifton/Southwest, College Heights/Clifton, and Tomorrow's Hope neighborhoods [Appendices E-3, 4, & 20 of the *Updated Plan*].

Part I: the *Updated Plan* is hereby amended as follows:

SECTION 1. by changing Figure 18, entitled "Subarea 8/North Nashville Community Structure Plan" on page 75 as shown in accompanying Illustration #1.

SECTION 2. by deleting the number "18" in the second line in the last paragraph on page 78 and inserting in lieu thereof the number "19";

Part II: the *Updated Plan* is hereby amended as follows:

Section 1. by adding by reference to Appendix E the accompanying document that is under separate cover entitled:

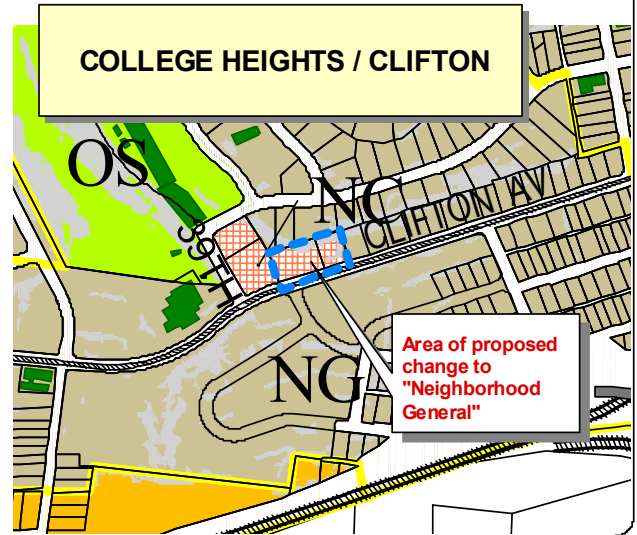
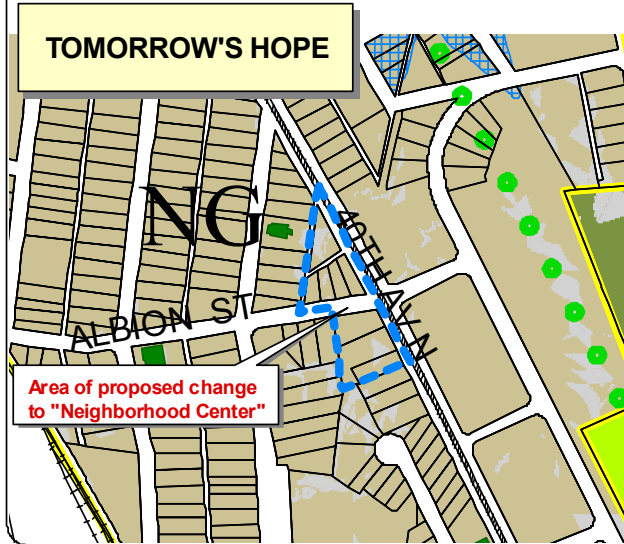
"Appendices E-3, 4, & 20
Detailed Neighborhood Design Plan
Clifton/Southwest, College Heights/Clifton, and Tomorrow's Hope"

ILLUSTRATION #1 PROPOSED CHANGES TO THE ADOPTED "STRUCTURE PLAN"

ADOPTED STRUCTURE PLAN CATEGORIES

- Corridor Center
- Impact Area
- Major Institutional
- Neighborhood Center
- Neighborhood General

- Neighborhood Urban
- Open Space
- Industrial District
- Water
- Potential Open Space



1. Introduction

1.1 Intent of Plan

The Detailed Neighborhood Plan describes the vision for future development within the neighborhood and establishes the land use policy that supports the vision. The goals of the Detailed Neighborhood Plan are as follows:

- Encourage and maintain a pedestrian friendly environment while minimizing the impact of the automobile.
- Encourage an appropriate mix of uses that are compatible and provide locations for neighborhood commercial services.
- Encourage an appropriate mix of house types that are compatible and provide the opportunity for a mixed-income community.
- Encourage and provide locations for a range of public spaces for passive and active recreational use by the residents of the neighborhood.
- Encourage an interconnected transportation network for pedestrians, vehicles, and transit.
- Encourage new development to be sensitive of and compatible to the scale, mass, materials, and architecture of the historical context of the neighborhood.

1.2 How to Use this Plan

The Detailed Neighborhood Plan is a supplement to the Subarea 8 Plan. This plan will guide future development by distributing the appropriate land uses within the structure of the neighborhood. This plan includes the Structure Plan describing the various elements that make up a neighborhood, a Transportation Network Plan outlining existing and proposed transportation improvements, the Land Use Plan describing the character of each structural element, and details focusing on development scenarios that the policy would support. Developers interested in working in this neighborhood are encouraged to follow this plan in determining the appropriate location of all future development.

Detailed Neighborhood Design Plan for Clifton/Southwest, College Heights/Clifton, and Tomorrow's Hope

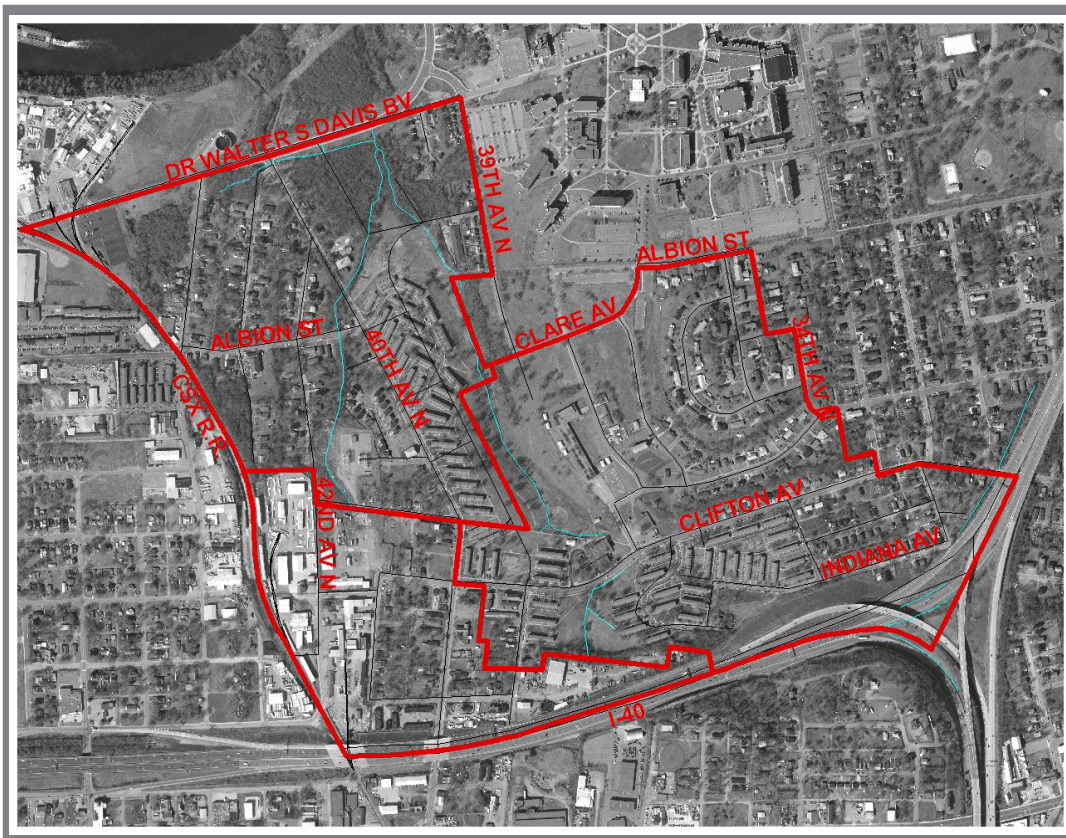


Fig. 1 Aerial view of Clifton/Southwest, College Heights/Clifton, and Tomorrow's Hope neighborhoods circa 2000

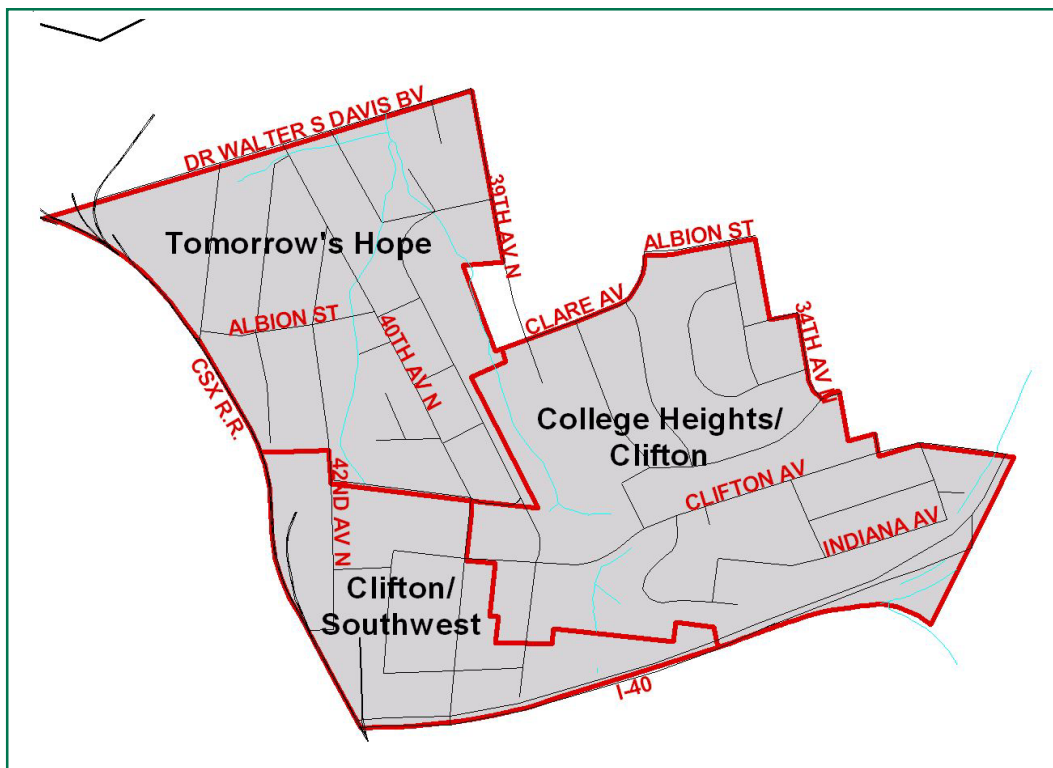


Fig. 2 The Clifton/Southwest, College Heights/Clifton, and Tomorrow's Hope neighborhoods are shaded in the map at left.

2. Location

2.1 Location

Clifton/Southwest, College Heights/Clifton, and Tomorrow's Hope are a cluster of neighborhoods located at the western edge of North Nashville. The CSX railroad and Interstate 40 frame the western and southern boundaries, respectively, while Dr. Walter S. Davis Boulevard and Albion Street form the northern boundary. 39th and 34th Avenues North and Clifton Street form the eastern edge of this group of neighborhoods. All three neighborhoods are well connected to each other with the existing street network and housing patterns. Their proximity to other North Nashville neighborhoods and commercial areas further define their urban convenience.

3. Structure Plan

The Structure Plan identifies and establishes the different components of a complete neighborhood. Refer to the Land Use Plan Element (Figs. E-3.A, E-4.A, and E-20.A) for a map depicting the Structure Plan Elements. Unless stated otherwise in this Detailed Neighborhood Design Plan, all multi-family, mixed-use, and non-residential building types in "Neighborhood Center" areas shall be a maximum of two stories. Heights for such buildings in "Corridor Center" areas are defined below.

3.1 Neighborhood Center

The Neighborhood Center is the "heart" of the neighborhood and provides daily needs and services on a small scale. Housing, commercial uses, and open spaces provide a neighborhood-scaled mixture of uses. Vacant lots or underutilized buildings and corners offer the opportunity to create a mix of higher intensity, neighborhood-scaled building types, such as attached homes, apartments, and mixed-use buildings. The Neighborhood Center area also incorporates small Open Space areas designated for public use.

The plan envisions one Neighborhood Center in each of these three neighborhoods.

Clifton/Southwest - The Neighborhood Center is planned to be located around the intersection of Clifton Avenue and Indiana Avenue, which is currently zoned with a mixture of commercial, mixed use, and residential districts and is the location of a scattering of small commercial uses and homes along with vacant land. This entire area is appropriate for mixed use development.

College Heights/Clifton - The north side of Clifton Avenue and the east side of 39th Avenue North, the current location of a corner market and vacant commercially zoned parcels, should develop as a small-scale mixed use center. This center would include single-family housing on Clifton Avenue along with mixed use development.

Cockrill Street and 14th Avenue North, an historically important Neighborhood Center, should utilize the existing nonresidential buildings for commercial activities.

Tomorrow's Hope - A small neighborhood center is planned on Albion Street and the east side of 40th Avenue North. This small area is the site of a neighborhood market, a home, and vacant land. It is zoned commercially. This area is planned for mixed use and a potential small open space on the north side of Albion Street and mixed housing on the south side of Albion Street.

3.2 Neighborhood Urban

Neighborhood Urban is the Structure Plan classification for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but which overall are envisioned to be very mixed use in character. Types of uses intended within NU areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. Some existing NU

3. Structure Plan (continued)

areas also contain enclaves of older industrial development. The Clifton/Southwest neighborhood is designated on the Structure Plan as Neighborhood Urban. The portion of Clifton/Southwest that is east of 41st Avenue North, excluding the planned Neighborhood Center, is envisioned to be mixed use in character. This area also includes three parcels that are west of 41st Avenue North on the south side of Clifton Avenue. A small amount of mixed housing planned for its the far eastern corner of the neighborhood. The western portion of the neighborhood is industrial and is planned to remain that way.

3.3 Neighborhood General

Most of the remainder of College Heights/Clifton and Tomorrow's Hope is primarily lower intensity residential in its character; this plan envisions the character to remain as such. This Neighborhood General area does, however, encourage an appropriate balance of housing types.

3.4 Open Space

Open Spaces include not only open land but also consist of civic institutions and other buildings that support the Open Space. Clifton/Southwest, College Heights/Clifton, and Tomorrow's Hope are generally well served by parks, civic buildings, and institutional uses. Boyd Park, which is in College Heights/Clifton, is central to the three neighborhoods. A community center and Moses McKissack School are located at the southern and eastern edges of the park, respectively, and there are several churches.

An additional park is proposed in the northern portion of Tomorrow's Hope on the south side of Dr. Walter S. Davis Boulevard adjacent to Gulch Street. This land is undeveloped and frequently floods. A greenway connector is proposed to connect the planned Cumberland River Greenway to Boyd Park. This greenway connector would pass through the recommended new park. An additional open space is recommended as part of the Neighborhood Center in Tomorrow's Hope.

4. Transportation Network Plan

The Transportation Network Plan (Fig. 3) establishes and identifies all forms of transportation, existing or proposed, that should exist within a neighborhood. The Transportation Network Plan also identifies locations for streetscape improvements.

Although not an integral part of the neighborhood transportation network, I-40 forms the southern boundaries of Clifton/Southwest and College Heights/Clifton. The plan discourages expansion of the freeway system through these neighborhoods and recommends exploring sound barriers and enhanced crossings over the freeways.

4.1 Arterials

Arterials link the neighborhood to adjacent areas, thus producing higher traffic volumes that must be balanced with alternative forms of transportation. Centennial Boulevard/Dr. Walter S. Davis Boulevard is the only Arterial located within or adjacent to any of the three neighborhoods. It forms the northern edge of Tomorrow's Hope. Its location is appropriate at the edge of the neighborhood is appropriate. It carries industrial traffic from areas to the west, and the land use on the north side is industrial.

4. Transportation Network Plan (continued)

4.2 Connectors (Collectors)

40th Avenue North and Clifton Avenue are the vehicular connectors within these three neighborhoods. These streets are envisioned to be integral, pedestrian-friendly parts of the neighborhoods.

4.3 Locals

Most of the streets within Clifton/Southwest, College Heights/Clifton, and Tomorrow's Hope are currently and should remain local streets, primarily serving neighborhood residents with limited through-traffic. Added street lighting is a priority on local streets where a deficiency exists.

4.4 Service Lanes and Alleys

Service Lanes or Alleys exist at the middle of some of the blocks within the neighborhoods. Metro should pave the few unimproved alleys that exist and NES should install lighting where it does not currently exist. Service Lanes should continue to function in the middle of blocks, providing primary vehicular access to garages and trash collection.

4.5 Sidewalks

Most of the streets in the three neighborhoods lack sidewalks. Completing the pedestrian network throughout these neighborhoods should be a top priority and a critical component of the streets' character as pedestrian-friendly environments.

4.6 Bicycles

Bike routes are most appropriate along .

4.7 Transit

MTA should maintain Route 19 along the current routes along 44th Avenue North, Dr. Walter S. Davis Boulevard, Albion Street, 40th Avenue North and Clifton Avenue. This route is an integral part of the neighborhoods' transportation system.

4.8 Streetscape Improvements

The one Arterial street and the Connectors will require specific streetscape improvements in the form of widened sidewalks and street trees, and pedestrian amenities. These streets will carry more pedestrian and bicycle traffic and should be made safe and comfortable.

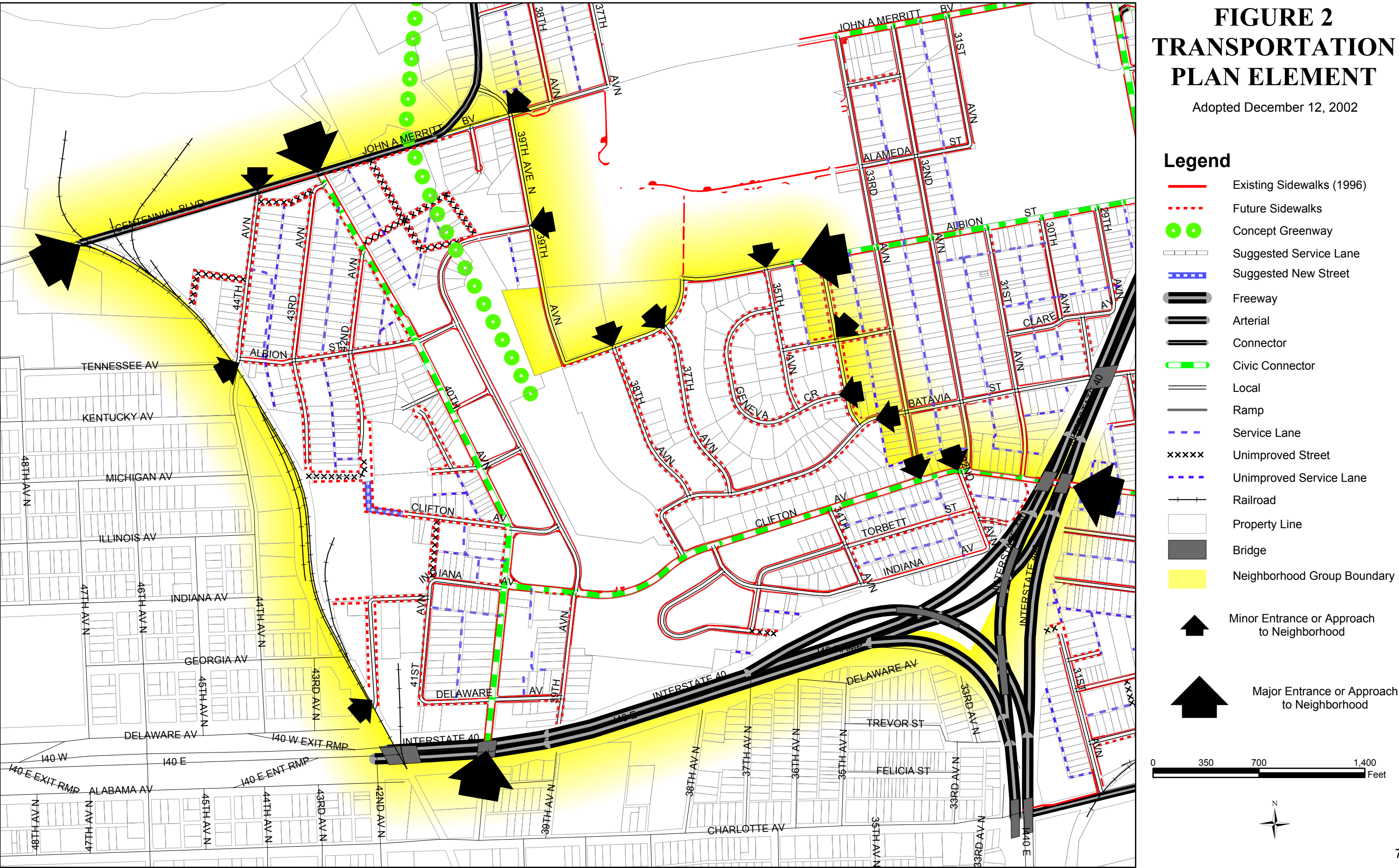
4.9 Traffic-Calming Measures

The strong pedestrian activity in these neighborhoods helps dictate further priorities related to reducing pedestrian and vehicular conflict. Street is the most likely location for extensive traffic calming and should incorporate pedestrian "bulbs" at intersections to ease pedestrian crossing and to slow traffic.

CLIFTON SOUTHWEST, COLLEGE HEIGHTS / CLIFTON & TOMORROW'S HOPE DETAILED NEIGHBORHOOD DESIGN PLAN

FIGURE 2
TRANSPORTATION
PLAN ELEMENT

Adopted December 12, 2002



1. Providing New Housing Choices

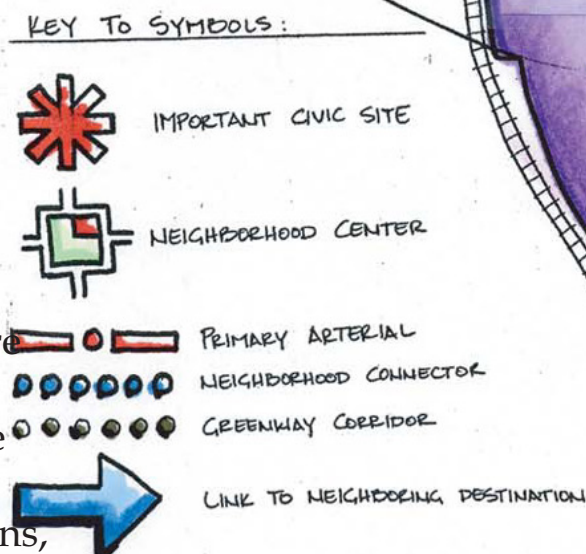
The opportunity for a mixture of housing types to meet diverse needs and preferences and provide market flexibility is recommended along the 40th Avenue North and Clifton Avenue corridors.

2. New Open Space Opportunities

Potential new open space areas are recommended in the northern portion of Tomorrow's Hope

3. Neighborhood Centers

Neighborhood centers are identified within each neighborhood to provide daily needs and services, additional housing options, and small open spaces.



6. Land Use Plans

The Structure Plan identifies the basic elements or areas that make up a complete neighborhood. The Land Use Plans (Figs. E-3.A, E-4.A, and E-20.A) establish the various uses within each Structure Plan element for each neighborhood. Each of the land use categories can be matched with the appropriate building types in Chapter 3, Table 12 of the Plan for Subarea 8. In mixed-use buildings, retail uses should be located at street level only; other uses may also locate at street level, but floors above street level should be limited to non-retail uses. The street level floor of all mixed use and non-residential building types should be designed for retail uses, even if retail is not the intended initial use. Also, such buildings initially constructed at one-story should be designed so that additional floors can be added without major structural changes to the original building.

6.1 Single Family Attached or Detached

This category includes a mixture of single family housing that varies based on the size of the lot and building placement on the lot. Detached houses are single units on a single lot (e.g. typical single family house). Attached houses are single units that are attached to other single family houses (e.g. townhouses).

6.2 Single Family Detached

This category includes single family housing that varies based on the size of the lot. Detached houses are single units on a single lot (e.g. typical single family house).

6.3 Mixed Use

This category includes buildings that are mixed horizontally and vertically. The latter is preferable in creating a mixed-use streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and offices and/or residential above.

6.4 Civic or Public Benefit

This category includes various public facilities including schools, libraries, and public service uses.

6.5 Open Space

This category, similar to the Structure Plan component, is reserved for open space intended for active and passive recreation, as well as buildings that support such open space.

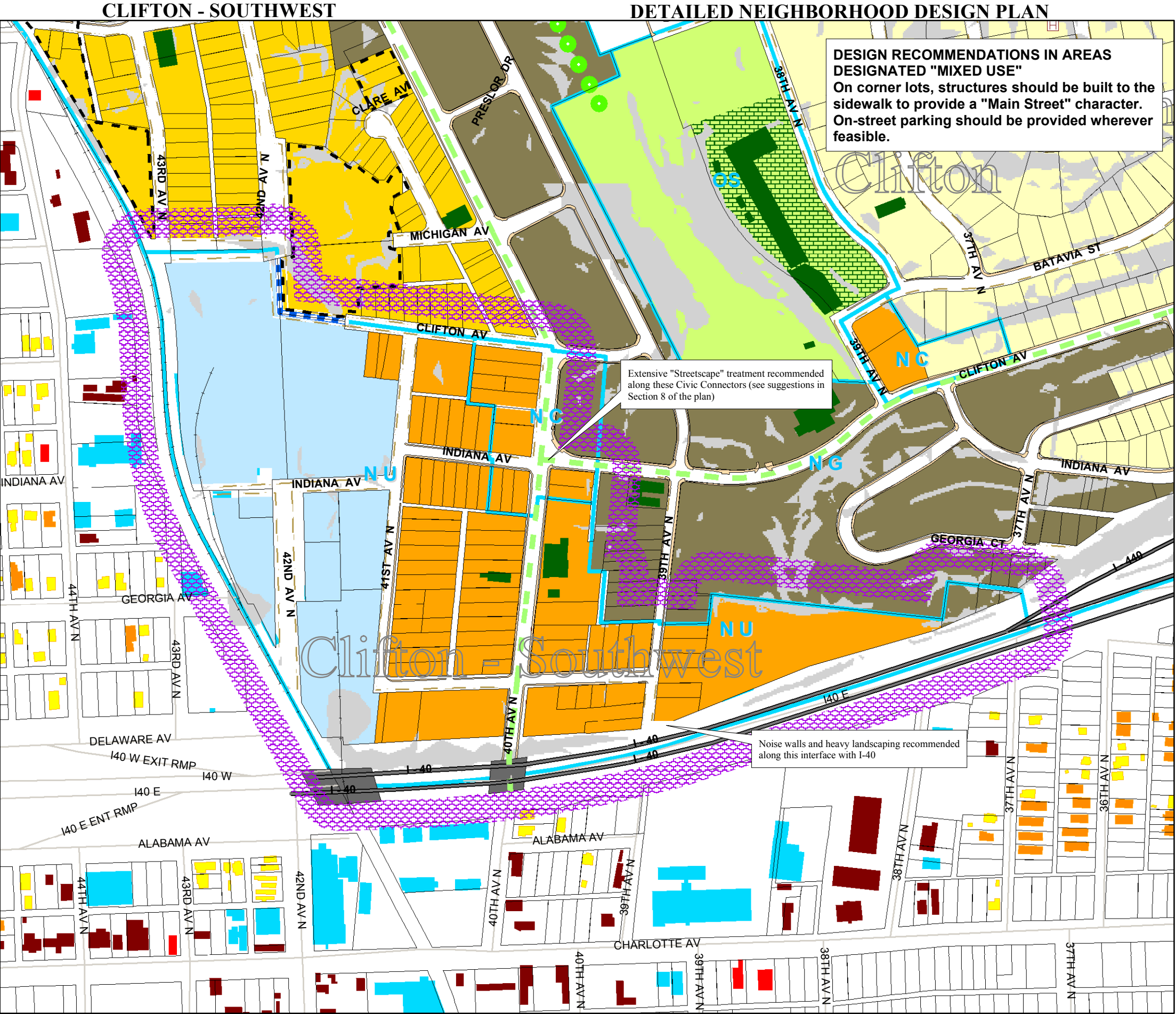


FIGURE E-3.A
LAND USE PLAN ELEMENT
Adopted December 12, 2002

- DETAILED LAND USE CATEGORIES**
- Single Family Detached
 - Mixed Live/Work
 - Single Family Attached and Detached
 - Cemetery
 - Commercial
 - Mixed Housing
 - Mixed Use
 - Parks Reserves and Other Open Space
 - Institutional
 - Transition or Buffer
 - Civic or Public Benefit
 - Office
 - Light Mixed Industrial
 - Heavy Mixed Industrial
 - Hazardous Industrial or Mineral Extraction
 - Transportation
 - Utility
 - Amusement or Entertainment

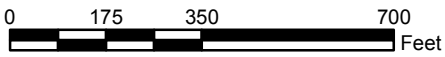
- OTHER FEATURES**
- Design Guideline Area
 - Height Guideline Area
 - Land Use Mix Guideline Area
 - Nonconforming Use Area
 - Proposed Greenway
 - Existing Sidewalk
 - Future Sidewalk
 - Freeway
 - Civic Connector
 - Suggested New Street
 - Suggested Service Lane
 - Bridge
 - Railroad
 - Reoriented Parcel Line
 - Neighborhood Boundary
 - Historic District
 - "Worth-of-Conservation" Area
 - Historic Site
 - Prominent Site
 - Civic or Public Benefit Building
 - Slopes 20%+

EXISTING BUILDINGS OUTSIDE OF NEIGHBORHOOD PLAN AREAS

- Commercial
- Community Services
- Industrial
- Office or Medical
- Community Services (Open Space)
- Residential - 1 Unit
- Residential - 2 or 3 Unit
- Residential - 4 Unit+
- Residential - Nonhousehold
- Industrial Utility

STRUCTURE PLAN LEGEND

- Boundary of Area
- Structure Plan Categories
 - CC - Corridor Center
 - I - Impact
 - IN - Industrial
 - MI - Major Institutional
 - NC - Neighborhood Center
 - NG - Neighborhood General
 - NU - Neighborhood Urban
 - OS - Open Space
 - OS* - Potential Open Space
 - W - Water



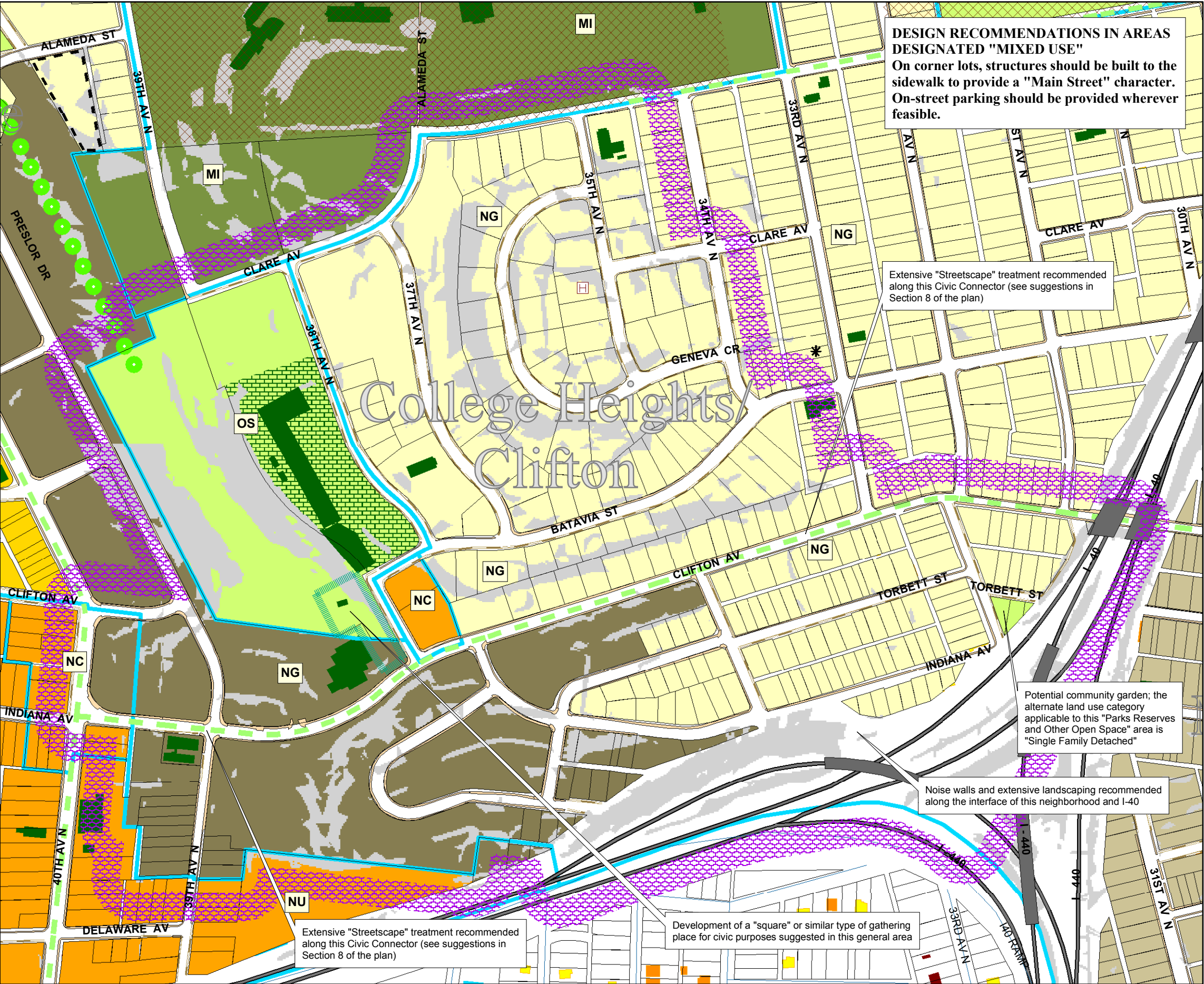
COLLEGE HEIGHTS - CLIFTON

DETAILED NEIGHBORHOOD DESIGN PLAN

FIGURE E-4A

LAND USE PLAN ELEMENT

Adopted December 12, 2002



DETAILED LAND USE CATEGORIES

Single Family Detached

Mixed Live/Work

Single Family Attached and Detached

Cemetery

Commercial

Mixed Housing

Mixed Use

Parks Reserves and Other Open Space

Institutional

Transition or Buffer

Civic or Public Benefit

Office

Light Mixed Industrial

Heavy Mixed Industrial

Hazardous Industrial or Mineral Extraction

Transportation

Utility

Amusement or Entertainment

OTHER FEATURES

Design Guideline Area

Height Guideline Area

Land Use Mix Guideline Area

Nonconforming Use Area

Proposed Greenway

Existing Sidewalk

Future Sidewalk

Freeway

Civic Connector

Suggested New Street

Suggested Service Lane

Bridge

Railroad

Reoriented Parcel Line

Neighborhood Boundary

Historic District

"Worth-of-Conservation" Area

Historic Site

Prominent Site

Civic or Public Benefit Building

Slopes 20%+

EXISTING BUILDINGS OUTSIDE OF NEIGHBORHOOD PLAN AREAS

Commercial

Community Services

Industrial

Office or Medical

Community Services (Open Space)

Residential - 1 Unit

Residential - 2 or 3 Unit

Residential - 4 Unit+

Residential - Nonhousehold

Industrial Utility

STRUCTURE PLAN LEGEND

Boundary of Area

Structure Plan Categories

CC - Corridor Center

I - Impact

IN - Industrial

MI - Major Institutional

NC - Neighborhood Center

NG - Neighborhood General

NU - Neighborhood Urban

OS - Open Space

OS* - Potential Open Space

W - Water

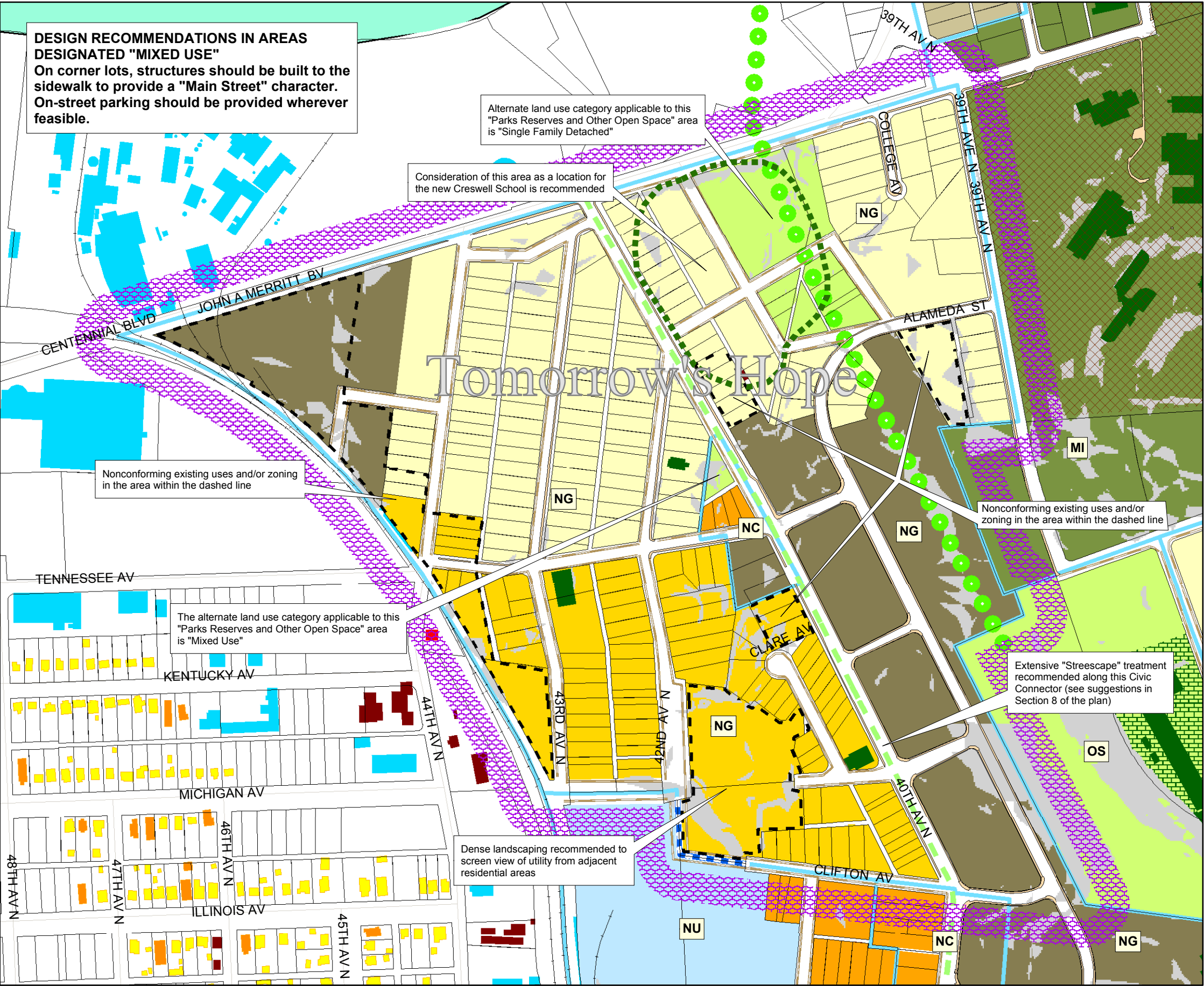


TOMORROW'S HOPE

DETAILED NEIGHBORHOOD DESIGN PLAN

FIGURE E-20A
LAND USE PLAN ELEMENT

Adopted December 12, 2002



- DETAILED LAND USE CATEGORIES
- Single Family Detached
 - Mixed Live/Work
 - Single Family Attached and Detached
 - Cemetery
 - Commercial
 - Mixed Housing
 - Mixed Use
 - Parks Reserves and Other Open Space
 - Institutional
 - Transition or Buffer
 - Civic or Public Benefit
 - Office
 - Light Mixed Industrial
 - Heavy Mixed Industrial
 - Hazardous Industrial or Mineral Extraction
 - Transportation
 - Utility
 - Amusement or Entertainment

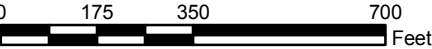
- OTHER FEATURES
- Design Guideline Area
 - Height Guideline Area
 - Land Use Mix Guideline Area
 - Nonconforming Use Area
 - Proposed Greenway
 - Existing Sidewalk
 - Future Sidewalk
 - Freeway
 - Civic Connector
 - Suggested New Street
 - Suggested Service Lane
 - Bridge
 - Railroad
 - Reoriented Parcel Line
 - Neighborhood Boundary
 - Historic District
 - "Worth-of-Conservation" Area
 - Historic Site
 - Prominent Site
 - Civic or Public Benefit Building
 - Slopes 20%+

EXISTING BUILDINGS OUTSIDE OF NEIGHBORHOOD PLAN AREAS

- Commercial
- Community Services
- Industrial
- Office or Medical
- Community Services (Open Space)
- Residential - 1 Unit
- Residential - 2 or 3 Unit
- Residential - 4 Unit+
- Residential - Nonhousehold
- Industrial Utility

STRUCTURE PLAN LEGEND

- Boundary of Area
- Structure Plan Categories
 - CC - Corridor Center
 - I - Impact
 - IN - Industrial
 - MI - Major Institutional
 - NC - Neighborhood Center
 - NG - Neighborhood General
 - NU - Neighborhood Urban
 - OS - Open Space
 - OS* - Potential Open Space
 - W - Water



7. Details

This component of the Detailed Neighborhood Design Plan describes in further detail the vision for specific areas within the overall plan area. This plan focuses on development scenarios for the All of these scenarios illustrate fundamental concepts applicable throughout these neighborhoods, such as building type mix and arrangement, differing types of open space, streetscape improvements, and the enhancement of key linkages.

It is critical to note that development scenarios are examples of what the land use policy would support in the specific area and are intended to show possible improvements. These development scenarios are not, and should not be seen as, actual development plans.

Neighborhood Center at Clifton Avenue and 40th Avenue North

This neighborhood center is located at the edges of all three neighborhoods. It is envisioned to become a thriving, mixed use center that would contain retail, office, residential, and civic uses. Preferably, individual buildings would be mixed use, with retail at ground level and residential or office above.

Figure 3 Existing Site Conditions



Figure 4 Possible Building Types



Figure 5 Possible Improved Site Plan

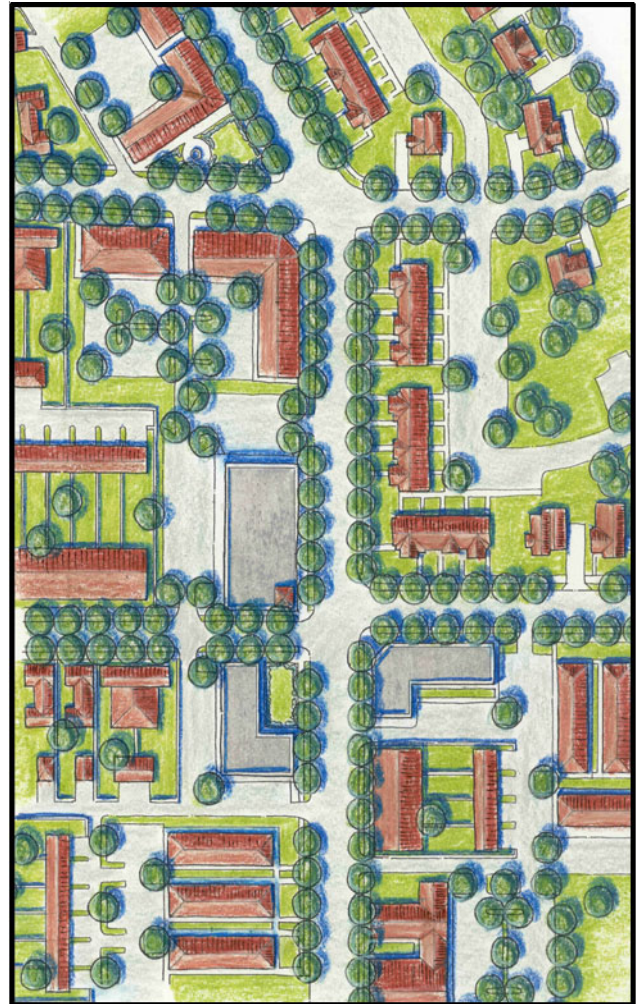


Figure 6 Possible Bird's Eye View of Neighborhood Center

Figure 7 Existing Site Conditions



Potential Open Space and Public School or Infill Housing at Dr Walter S Davis Boulevard and Gulch Street

This vacant property, which is covered with trees and has a small stream running through it, was identified as a potential new open space that would contain part of the connector from the planned Cumberland River Greenway to Boyd Park. The vision is to retain most of the trees and to face the park on the west side with a public school and the east side with a rows of infill single family housing to provide “eyes on the park” to help make it a safe place and an integral part of the neighborhood. If the area on the west side cannot be used as a school site, it could be developed with housing as shown on Figure 10. This would also fit in with the predominant single family pattern of the neighborhood and protect the floodplain that covers much of the site.

Figure 8 Possible Site Plan: Public School Alternative



Figure 9 Possible Site Plan: Infill Housing Alternative



Figure 10 Possible Bird's Eye View



Figure 12 Existing Site Conditions



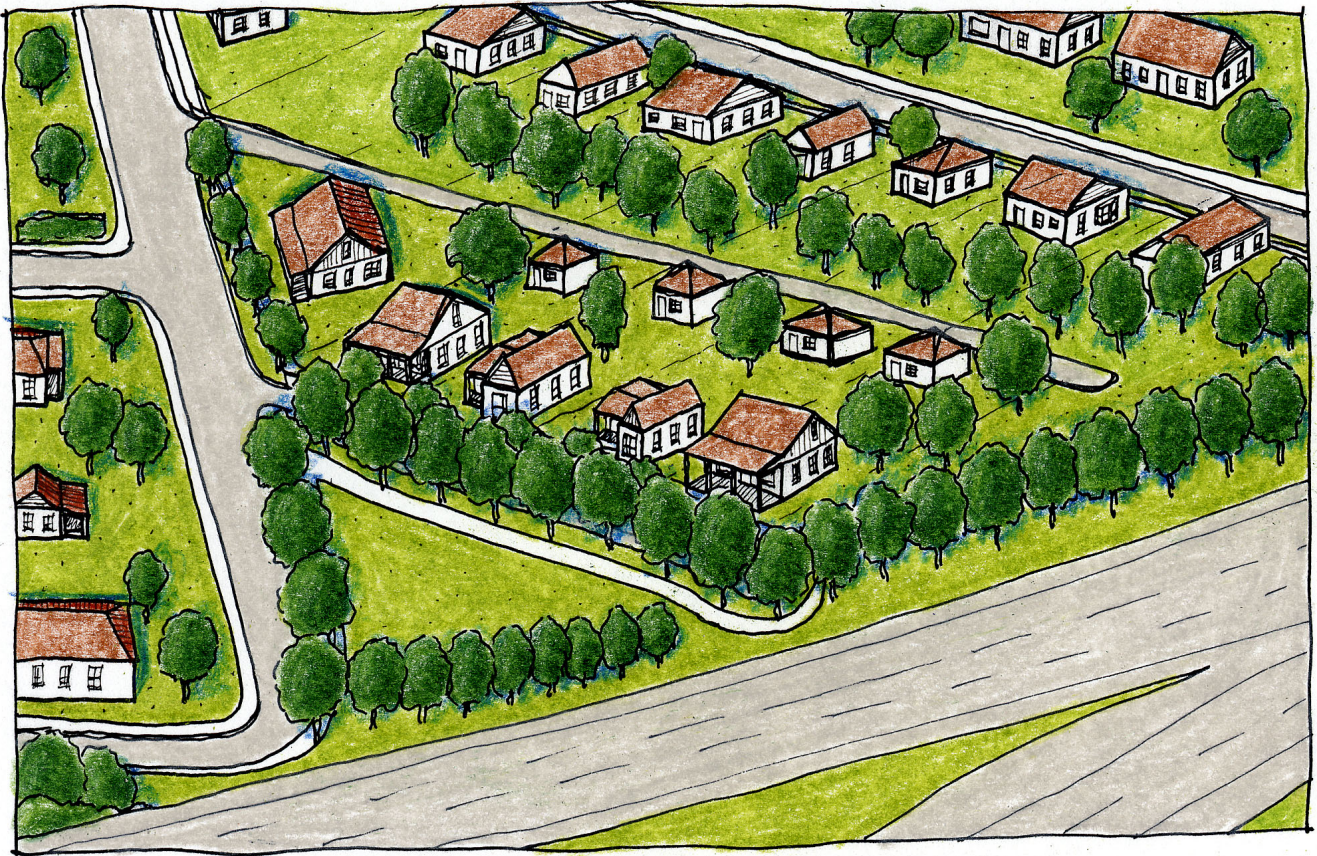
Figure 13 Possible Site Plan



Potential Community Garden at Torbett Street and 32nd Avenue North

Participants in the planning process iexpressed an interest in community gardens. A potential site was identified at the end of Torbett Street against the interstate. Infill housing is recommended to face the north side of the garden. Along with existing housing that would face the garden, this would help make it a safe place for neighborhood residents to enjoy.

Figure 14 Possible Bird's Eye View



8. Actions

Below are several sets of site-specific recommended actions that are necessary to fully implement the Detailed Neighborhood Design Plans of these four neighborhoods. They are based on actions outlined in Section 3 of the North Nashville Community Plan (Subarea 8) but are specific to the needs of these four neighborhoods. Refer to Section 3 of the North Nashville Community Plan for general actions that apply to the entire area. Below the actions are separated by neighborhoods.

Important for all neighborhoods is an attention to design for new and rehabilitated structures. The detail drawings and accompanying Building Typology diagrams in the Subarea 8 document serve as guides for handling appropriate new construction in these neighborhoods. In lieu of an Urban Design Overlay or Conservation Zoning, quality building materials, compatible designs, and property maintenance are all essential elements to successfully implement this plan.

Clifton/Southwest

Action 1

Establish and apply general streetscape design guidelines that address the street, the parking area, the “parkway” between the curb and sidewalk, the sidewalk and the setback area and front of buildings. These design guidelines should strive for enhanced design of the more important streets within the community and its neighborhoods that results in streets that are distinctly more attractive and appealing than the typical local streets. Specific landscaping-related proposals made during the preparation of this plan that should be evaluated and acted on are as follows:

Plant trees along the interstates.

College Heights/Clifton

Action 1

Document the extent of the noise problem along the sections of Interstates 40 and 65 adjacent to areas designated “Neighborhood General” and “Neighborhood Urban” on the “structure plan” presented in **Section 3.3.01** and initiate an effort to provide sound barriers as needed pursuant to the study.

Action 2

Prepare master site plans for all of the existing parks [note: this effort should follow and be guided by the new plan for the county-wide parks and recreation system].

Action 3

Establish and apply general streetscape design guidelines that address the street, the parking area, the “parkway” between the curb and sidewalk, the sidewalk and the setback area and front of buildings. These design guidelines should strive for enhanced design of the more important streets within the community and its neighborhoods that results in streets that are distinctly more attractive and appealing than the typical local streets. Specific landscaping-related proposals made during the preparation of this plan that should be evaluated and acted on are as follows:

Plant trees along the interstates

Action 4

Investigate the drainage system in the vicinity of 3500 Geneva Circle, determine whether there are deficiencies that need to be corrected, and take corrective action as deemed appropriate to remedy problems that are identified.

8. Actions (continued)

Action 5

Complete the Preston Taylor Homes Hope VI redevelopment and NSA improvements CIB 99HA005 and CIB 00HA006

Action 6

Construct the 28th Ave. sewer collection system rehabilitation project CIB 96SC0009.

Action 7

Modernize, convert to middle school and add land to McKissack School at 915 38th Ave. N., CIB 97BE051

Tomorrow's Hope

Action 1

Conduct feasibility studies and, if feasible, prepare concept design plans for the proposed greenway between the Cumberland River and Boyd Park.

Action 2

Construct new sidewalks and reconstruct dilapidated ones where they are needed throughout the community (these improvement needs should be identified as part of the sidewalk audit to be conducted during the latter part of 2001). Specific proposals made during the preparation of this plan include the following.

- Provide sidewalks along the east side of 44th Ave. N. from Albion St. John A Merritt Blvd. and along the north side of Albion St. between 42nd and 43rd Aves. N.
- Provide sidewalks on the west side of 40th Avenue North and 43rd Avenue North
- Provide sidewalks on both sides of 42nd Avenue North
- Provide sidewalks on both sides of Albion Street

Action 3

Investigate the drainage system in the following locations, determine whether there are deficiencies that need to be corrected, and take corrective action as deemed appropriate to remedy problems that are identified:

- Runoff problem from railroad on west side of 43rd Ave. N.

Action 4

Complete the Preston Taylor Homes Hope VI redevelopment and NSA improvements CIB 99HA005 and CIB 00HA00

Action 5

Widen the section of Centennial Boulevard that is currently two lanes to four lanes.

METROPOLITAN PLANNING COMMISSION COMMISSIONERS

Mr. James Lawson, Chairman
Mr. Doug Small, Vice-Chairman
Mr. Stewart Clifton
Ms. Judith Cummings
Ms. Tonya Jones
Mr. James McLean
Ms. Ann Nielson
Mr. Victor Tyler
Mayor Bill Purcell, Ex-Officio
Mr. Joe Sweat for Mayor Bill Purcell, Ex-Officio
Councilmember John Summers, Chairman, Metropolitan Council Planning Committee, Ex-Officio

PLANNING DEPARTMENT

EXECUTIVE OFFICE/ADMINISTRATION

Rick Bernhardt, Executive Director
Jerry Fawcett, Planning Manager 2, Design Studio

OPERATIONS

Jeff Lawrence, Assistant Executive Director/Operations
Kim McDonough, GIS Coordinator
Jennifer Higgs, GIS Manager
Fred Stroupe, Section Leader, Property Mapping

PLANNING

Ann Hammond, Assistant Executive Director/Planning
David Kleinfelter, Planning Manager 2, Section Leader, Land Development and Design
John Houghton, Planning Manager 2, Section Leader, Community Plans

TRANSPORTATION

Jeanne Stevens, Planning Manager 1, Section Leader, Transportation

The production of this plan was primarily the responsibility of the Community Plans Section.

Metropolitan Planning Commission
Lindsley Hall
730 Second Avenue South
Nashville, Tennessee 37201
Telephone: 615-862-7150